

PUBLIC HEALTH BRANCH

The 7th June, 1977

No. 5775-PWIII(I)-77/17916.—On the successful completion of their training, the following Assistant Engineers, Civil (Under-training) are hereby appointed as Assistant Engineers, in the Public Works Department (Public Health Branch), Haryana, with effect from the dates indicated against their names in the scale of pay of Rs. 400-30-700/40-1,100 :—

Sr. No.	Name of the Officer	Date of completion of three months' training
1	Shri Jai Bhagwan	31st July, 1975 (Afternoon)
2	Shri Raj Kumar Goel	10th December, 1975 (Afternoon)
3	Shri Mahesh Kumar Rajpal	29th August, 1976 (Afternoon)
4	Shri Rajender Parshad Mishra	30th June, 1975 (Afternoon)
5	Shri Abhey Kumar Jain	25th June, 1975 (Afternoon)

MISS M. SETH,
Commissioner and Secy.

CORRIGENDUM

The 14th June, 1977

No. Z-42A/LAVI/D-137/2692.—In the notification under section 6 of the Land Acquisition Act, 1894, issued, — vide notification No. Z-42A/LAVI/D-134, 169/, dated 17th March, 1977, published in *Haryana Government Gazette* No. 14, dated 5th April, 1977, on page 568 and 569, the

Kila No. 107 wrongly published may be read as 107 and 108
3, 5 and 6 4, 5 and 6 1/1, 1/2, 2, 3/1, 3/2, 3/3,
108 108
 be read as 4/1/1 (M)
4/1, 4/2, 4/3, 7/1, 7/2, 8, 9/1, 9/2, 10 1/1, 1/2, 2, 3/1, 3/2, 3/3, K. M.,
1—12 (West)
108

4/3/1 (M) 7/1/2 (M)
K. M. K. M.
0—2 (West) 0—9 (West)

(Sd.) . . .

Superintending Engineer,
Bhiwani Circle, P.W.D., B. & R. Branch,
Bhiwani.

PUBLIC WORKS DEPARTMENT

BUILDINGS AND ROADS BRANCH

Karnal Circle

The 20th June, 1977

No. Karnal/P.W.D./B. & R./253.—Whereas the Governor of Haryana is satisfied that land specified below is needed by the Government, at public expense, for a public purpose namely, Constg. a road from G. T. Road to village Haldina in Karnal and Sonapat Districts, it is hereby declared that the land described in the specification below is required for the aforesaid purpose.

This declaration is made under the provisions of section 6 of the Land Acquisition Act, 1894, to all whom it may concern and under the provisions of section 7 of the said Act, the Land Acquisition Collector, Haryana P.W.D. B. & R. Branch, Ambala Cantt., is hereby directed to take order for the acquisition of the said land,

Plans of the said land may be inspected in the office of the Land Acquisition Collector, Haryana P. W. D., B. & R. Branch, Ambala Cantt and the Executive Engineer, Provincial Division, Panipat.

SPECIFICATIONS

District	Tehsil	Locality/ Village	Area in acres	Rectangle/Killa No.
Karnal	Panipat	Patti Kalyana	2.13	169/21, $\frac{176}{4, 5, 7, 8, 9, 10, 12, 13}$, 207
Karnal	Paripat	Haldana	2.81	$\frac{37}{15, 16, 24/2, 25}$, $\frac{38}{9, 10/1, 10/2, 11/1, 11/2, 20}$, $\frac{42}{3, 4/1, 4/2, 9, 11}$, $\frac{43}{48, 53, 54, 55, 59, 61, 74}$, 14, 15, 18, 19
Sonepat	Sonepat	Panchi Gujran	0. 08	$\frac{16}{6, 7, 8}$
Sonepat	Sonepat	Bhakarpur	0. 30	$\frac{3}{11, 12/1, 12/2, 13, 1/1, 13.1/2, 13.1/3}$, $\frac{8}{16, 17, 22, 23}$ $\frac{10}{6/1, 6/2, 7, 11/1}$

(Sd.)
Superintending Engineer,
Karnal Circle P. W. D., B. & R. Branch,
Karnal (Haryana).

IRRIGATION DEPARTMENT

AGENDA AND CORRIGENDA

The 20th June, 1977

No. 18862/1-L/SYL/H1.—Agenda and Corrigenda to the Notification under section 4(17) issued,—*vide* No. 8097/1-L/II/SYL, dated 23rd June, 1976, and Declaration under section 6 issued,—*vide* No. 8098/1-L/II/SYL, dated 23rd June, 1976 for the construction of Sutlej Yamuna Link Canal aligned opposite R. D. 299,340 to tail R. D. 320,398 feet left side of Narwana Branch in villages Kanthal Khurd, Barwa and Kirmach in tehsil and district Karnal published in *Haryana Government Gazette, Part I*, dated July 6th, 1976.

The following Rectangle/Khasra Numbers may also be read along with the Rectangle/Khasra No. already published with the above Notification and Declaration :—

District	Tehsil	Village	Hadbast No.	Rectangle	Field Nos.
Karnal	Karnal	Kanthal Khurd	4	5	26 38, 41 and 86
Do	Do	Barwa	5	21	27 103 and 381
Do	Do	Kirmach	6	66 104 131 163 188 213 253	27 6/1 6, 7, 14, 15, 16, 17, 25, 26 2, 12/2, 27 26 26, 27 6 302/3, 302, 5, 322, 328, 333, 335, 342, 344, 401, 909, 935, 936, 974 and 988.

R. M. SAREEN,
Superintending Engineer,
Sutlej Yamuna Link Circle, No. III,
Karnal.

The 16th June, 1977

No. 7230/191/1-L.—Whereas the Governor of Haryana is satisfied that the land specified below is needed by the Government at public expenses for a public purpose, namely, for constructing Sikanderpur Majra Minor from R. D. 0 to Tail R.D. 5830 taking off at R.D. 1,560, Left Rohtak Distributary, Village Kheri Damken and Barota Tehsil Gohana, Distt. Sonapat for which a notification has been issued under section 4 of the Land Acquisition Act, 1894 and published,—vide Haryana Government Notification No. 7013 dated 10th June, 1977, in *Haryana Government Gazette*, Part I, it is hereby declared that the land described in the specification below is required for the above purpose.

This declaration is made under the provisions of section 6 of the Land Acquisition Act, 1894, for the information of all to whom it may concern.

The Plans of the land may be inspected in the offices of the Land Acquisition Collector, Public Works Department, Irrigation and Power, Rohtak and the Executive Engineer, Rohtak Division, W. J. C., Rohtak.

SPECIFICATIONS

District	Tehsil	Village	Area in acres	Boundary
Sonapat	Gohana	Kheri Damken	3.85	A strip of land 5,830 feet in length and varying in width lying generally in the direction from North to East and East to South-West as demarcated at site and as shown on the Index plan and passing through Khasra/Field Number as per statement on page No. 965
Sonapat	Gohana	Barota	2.14	

Total : 5.99

ROHTAK DIVISION WESTERN JAMUNA CANAL, ROHTAK

Statement showing the Khasra Nos./Field numbers for extra land to be acquired for construction Sikanderpur Majra minor from R. D. 0 to tail R. D. 5830 taking off at R. D. 17.560 left Rohtak Distributary villages Kheri Damkee and Barota tehsil Gohana, district Sonapat.

Serial No.	Name of Village	Tehsil	District	Hadbast No.	Rectangle No.	Field Number
1.	Kheri Damken	Gohana	Sonapat	63	25	10, 11
					26	15, 16, 25
					27	5/1-5/2, 6, 15/1-15/2, 16, 17, 24
					48	4/1, 4/2, 7/1/1/1, 7/1/1/2, 7/2/1/2, 8/1/1/1, 8/1/1/2, 8/2/1, 8/2/2, 8/1/2, 13/1/1, 13/1/2, 13/2/1, 13/2/2/1, 13/2/2/2, 18/2, 18/1, 22/1/1, 22/1/2, 22/1/3, 22/1/1, 22/2/2, 23/1/1, 23/1/1/2
					49	2/1, 2/2, 9, 12/1, 20, 21.
					68	1, 10, 11
					69	15, 16, 25/1, 25/2
					70	4, 5, 7, 13, 859, 74
					86	15, 16, 24
					87	10
2.	Barota	Gohana	Sonapat	37	88	5, 7, 14, 17, 23/2, 26
					105	3, 8, 13, 12, 19, 22
					106	2, 10, 11, 20, 21
					119	6, 15, 16, 25, 24
					120	1, 10
					121	4, 8, 13/1, 13/2, 145, 148, 876, 877.

By order of the Governor of Haryana.

(Sd.) . . .

Superintending Engineer,
Western Jamuna Canal West Circle,
Rohtak.

राजस्व विभाग

युद्ध जागीर

दिनांक 16 जून, 1977

क्रमांक 847-ज(I)-77/15092.—पूर्वी पंजाब युग पुरस्कार अधिनियम, 1948 (जैसा कि उसे हरियाणा राज्य में अपनाया गया है और उस में आज तक संशोधन किया है) की धारा 2(ए)1 तथा 3(1) के अनुसार सौंपे गए अधिकारों

का प्रयोग करते हुए भारत के राष्ट्रपति सरदार सिंह, पुत्र श्री करम सिंह, गांव खान अहमदपुर, तहसील व जिला अम्बाला, को खरीफ, 1974 में 150 रुपये वार्षिक कीमत वाली युद्ध जागीर सनद में दी गई जमीनों के अनुसार महर्ष प्रदान करने हैं।

क्रमांक 776-ज(II)-77/15096.—पूर्वी पंजाब युद्ध पुरस्कार अधिनियम, 1948 (जैसा कि उसे हरियाणा राज्य में अपनाया गया है और उस में आज तक संशोधन किया गया है) की धारा 2(ए)(1ए) तथा 3(1ए) के अनुसार सौंपे गये अधिकारों का प्रयोग करते हुए भारत के राष्ट्रपति श्री जैपान सिंह, पुत्र श्री भोला सिंह, गांव हेलंगा, तहसील व जिला रोहतक को रबी, 1975 में 150 रुपये वार्षिक कीमत वाली युद्ध जागीर सनद में दी गई जमीनों के अनुसार महर्ष प्रदान करने हैं।

क्रमांक 856-ज(II)-77/15117.—पूर्वी पंजाब युद्ध पुरस्कार अधिनियम, 1948 (जैसा कि उसे हरियाणा राज्य में अपनाया गया है और उस में आज तक संशोधन किया गया है) की धारा 2(ए)(1ए) तथा 3(1)(ए) के अनुसार सौंपे गये अधिकारों का प्रयोग करते हुए भारत के राष्ट्रपति श्री बालू राम, पुत्र श्री अलख, गांव साकरा, तहसील कैथल, जिला कुम्भखेत को खरीफ, 1965 से रबी, 1970 तक 100 रुपये वार्षिक, खरीफ, 1970 में 150 रुपये वार्षिक कीमत वाली युद्ध जागीर सनद में दी गई जमीनों के अनुसार महर्ष प्रदान करने हैं।

क्रमांक 829-ज(II)-77/15121.—पूर्वी पंजाब युद्ध पुरस्कार अधिनियम, 1948 (जैसा कि उसे हरियाणा राज्य में अपनाया गया है और उस में आज तक संशोधन किया गया है) की धारा 2(ए)(1ए) तथा 3(1ए) के अनुसार सौंपे गये अधिकारों का प्रयोग करते हुए भारत के राष्ट्रपति श्री रण सिंह, पुत्र श्री गोरधन, गांव कयूरा, तहसील गोहाना, जिला सोनीपत, को रबी, 1975 में 150 रुपये वार्षिक कीमत वाली युद्ध जागीर सनद में दी गई जमीनों के अनुसार महर्ष प्रदान करने हैं।

क्रमांक 809-ज(II)-77/15126.—पूर्वी पंजाब युद्ध पुरस्कार अधिनियम, 1948 (जैसा कि उसे हरियाणा राज्य में अपनाया गया है और उस में आज तक संशोधन किया गया है), की धारा 2(ए)(1) तथा 3(1) के अनुसार सौंपे गये अधिकारों का प्रयोग करते हुए भारत के राष्ट्रपति श्री श्री राम, पुत्र श्री धन सिंह, गांव थानाकला, तहसील व जिला सोनीपत, को रबी, 1973 में 150 रुपये वार्षिक कीमत वाली युद्ध जागीर सनद में दी गई जमीनों के अनुसार महर्ष प्रदान करने हैं।

क्रमांक 887-ज-(I)-77/15136.—पूर्वी पंजाब युद्ध पुरस्कार अधिनियम, 1948 (जैसा कि उसे हरियाणा राज्य में अपनाया गया है और उस में आज तक संशोधन किया गया है), की धारा 2(ए)(1ए) तथा 3(1ए) के अनुसार सौंपे गये अधिकारों का प्रयोग करते हुए भारत के राष्ट्रपति श्री मन्गी राम, पुत्र श्री मन्गल राम, गांव शेखपुरा, तहसील हांसी, जिला हिसार को खरीफ, 1965 में रबी, 1970 तक 100 रुपये वार्षिक तथा खरीफ, 1970 में 150 रुपये वार्षिक कीमत वाली युद्ध जागीर सनद में दी गई जमीनों के अनुसार महर्ष प्रदान करने हैं।

क्रमांक 830-ज(I)-77/15144.—पूर्वी पंजाब युद्ध पुरस्कार अधिनियम, 1948 (जैसा कि उसे हरियाणा राज्य में अपनाया गया है और उस में आज तक संशोधन किया गया है) की धारा 2(ए)(1ए) तथा 3(1ए) के अनुसार सौंपे गये अधिकारों का प्रयोग करते हुए भारत के राष्ट्रपति निम्नलिखित व्यक्तियों को वार्षिक कीमत वाली युद्ध जागीर उनके नामने के गे कमल तथा राशि एवं सनद में दी गई जमीनों के अनुसार महर्ष प्रदान करने हैं :—

क्रमांक	जिला	जागीर पाने वाले का नाम	गांव व पत्ता	तहसील	कमल/रबी जब से जागीर दी गई	वार्षिक राशि
1	महेंद्रगढ़	श्री श्री राम, पुत्र श्री कयानी राम	कांजिन्दा	तारनौल	रबी, 1968 में रबी, 1970 तक खरीफ, 1970 से	100 150
2	...	श्रीमती बरजी देवी, विधवा श्री ज्योति प्रसाद	दड़ोली	गिराड़ी	रबी, 1973 में	150

क्र.सं.	जिला	जागिर पाले वाले का नाम	गाव व पता	न.स.ती.नं.	कम.नं./वर्ष जब से जमीन डी.गर्द	वर्षिक राशि
3	महेंद्रगढ़	श्री शिव चन्द, पुत्र श्री ब्रह्म राज	गोठड़ा	रिवाड़ी	खरीफ 1965 से रबी, 1970 तक खरीफ, 1970 से	100 150
4	"	श्रीमती अश्वय वाई, विधवा श्री गुगन सिंह	"	"	खरीफ, 1965 से रबी, 1970 तक खरीफ, 1970 से	100 150

यशवन्त कुमार जैन,
विशेष कार्य अधिकारी, हरियाणा सरकार,
राजस्व विभाग।

TOWN AND COUNTRY PLANNING DEPARTMENT

15th October, 1976

Dated the _____
18th May, 1977

No. 4760-2TCP-76/34352.—In exercise of the powers conferred by sub-section (4) of section 5 of Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Act, 1963, the Governor of Haryana is pleased to publish the draft Development Plan along with the restrictions and conditions proposed to be made applicable to controlled Area covered by it (given in the Annexures A & B to the development plan) at Palwal, approved under sub-section (3) of the said section for the information of all persons likely to be affected thereby.

Notice is hereby given that the draft of the Plan shall be taken into consideration by the Government on or after the expiry of thirty days from the date of publication of this notification in the official gazette together with any objection or suggestion which may be received by the Director, Town and Country Planning Department, Haryana, Sector 18, Chandigarh from any person in writing in respect of such plan before the expiry of the period so specified.

DRAWING

- (i) Existing Land use Plan No. DTP(G)147/76. [See Map on Page 979]
(ii) Land use proposal Plan No. DTP(G)148/76. [See Map on Page 981]

ANNEXURE-A

Explanatory Note on the Draft Development Plan of Palwal Introduction

Palwal, an ancient town is said to have been set up in Mahabharata times. Two Masjids of archeological importance bear inscriptions of 13th century. It is an important tehsil headquarter of District Gurgaon and has been providing business and shopping facilities of consumer goods to the surrounding region of about 20 K.M. radius.

Palwal town has an important regional location. It is situated at a distance of 57 K.M. south of Delhi on Delhi-Mathura National High Way and Delhi-Bombay railway line. It has also good Road links with other important towns of the District. It is one of the seventeen priority towns of the National Capital Region. Outer rings of proposed road and railway lines have been planned to pass through this town joining the Haryana sub-region of the N.C.R. with Uttar Pradesh sub-region. On materialisation of this proposal the potentiality of the town with increase manifold.

Palwal town is bounded on the east by the Delhi-Mathura railway line, in the North and South by two distributaries which are providing irrigation facilities to surrounding villages. The old town is situated on a big mound surrounded by low lying areas on almost all sides varying from 2 to 6 feet deep. Due to this reason the two rehabilitation colonies set up after partition, had to be located as a distance of about 1 K.M. south-east of the old town creating a parallel unit. Consequently the intervening area has

been subjected to major speculative ventures in the form of residential, commercial as well as industrial area irrespective of physical conditions of the land and without any regard to any necessary infrastructural facilities.

The population of Palwal town in 1971 was 36,207 as per the census reports. However, the present population as available in the various gazette notifications is of the order of 42,000 persons.

An idea of the past trends of growth of population of this town can be had from the following table :—

Year	Population	Per cent Growth	Year	Population	Per cent Growth
1901	12,830	..	1941	—13,606	25.8 Per cent
1911	9,485	—26.9 Per cent	1951	—13,916	2.8 Per cent
1921	9,352	—1.4 Per cent	1961	—27,863	100 Per cent
1931	10,807	—15.5 Per cent	1971	—36,207	30.0 Per cent

From the above table it is evident that, except for decrease in population during 1901—1921 due to epidemic and 100 Per cent increase between 1951—61 due to rehabilitation of migration from West Pakistan the rate of growth of population has been normal generally based on natural growth. Keeping normal trend of growth of population at Palwal as a guide, the population by 2001 is expected to be of the order of 80,000 by assuming 25 Per cent as an average rate of growth for a decade.

The Town & Country Planning Organisation, Government of India had assigned a population figure of 80,000 persons by 1981 to the Palwal Town. This projection was based on the assumption that there will be investments in the public sector and facilities will be made available to the private investors to boost the economy of the town which due to many reasons have not been fulfilled.

Keeping in view the saturation in agricultural economy and need for absorption of migrating population from this region to Delhi in search of alternate means of livelihood, it is desirable to induce economic factors to this town to encourage private investment and to provide job opportunities. Assuming that efforts will be directed towards this end to attract and absorb 5,000 to 6,000 additional working force resulting an additional population of about 20,000 persons. Thus by 2001, the population of Palwal town may become 1,00,000. The proposed Development Plan has been so conceived that proper spaces for Residential, Commercial, Industrial, Institutional and Recreational uses needed for a population of about 1 lac are available at suitable places.

PROPOSED EXTENSION AND SIZE OF THE TOWN

The existing Palwal Town forms the nucleus of the various activities and New developments are coming up mostly on eastern side of the Delhi-Mathura Roads as the land on the western side of the existing city is mostly low lying and generally flood affected. As the new economic activities like mandi, commercial areas, bus stand, railway station are located on the eastern side of the existing city, the extension of the town has been envisaged towards north-east and south in the Development plan. For a population of about 1,00,000 to accommodate the various land requirements for various purposes, an average gross town density of 40 persons per acre is assumed thus requiring about 2,500 acres of land. It is proposed to restrict the expansion of the town beyond railway line on the east, Palwal Distributary on the north and Bhangari distributary in the South. Keeping these restrictions in view, an other periphery road 50 metre,—vide has been so proposed that the overall area is limited to approx. 2,500 acres. As shown in the Drg. No. DTP(G) 148/76, dated 6th August, 1976 within these limits there are certain areas (Approx. 160 acres) which are low lying and unfit for building activities. To account for such areas, the gross area of the town within the proposed boundaries is approx. 2660 acres.

LOCATION OF MAJOR URBAN USES

As explained earlier, the main concept in framing the Development Plan for Palwal Town is to extend the existing town in suitably planned manner to accommodate the future developments. Various major land uses have been proposed in such a manner as to enable the integrated development of the existing town. There are sufficient vacant pockets of land within the Municipal limits, which can be developed. The provisions for various major land uses within the municipal limits as well as within the Controlled Area areas under :—

DRAFT DEVELOPMENT PLAN, PALWAL

PROPOSED LAND USES

Serial No.	Land use		Area falling within M.C. limits in acres	Area falling within M.C. limits in acres	Total area	Percentage
1	2		3	4	5	6
1.	Residential	..	765.00	305.00	1,070.00	40.00
2.	Industrial	..	80.00	220.00	300.00	11.35
3.	Commercial-Civics Centre	..	70.00	..	70.00	2.45
4.	Public building Institutional zone	..	135.00	40.00	175.00	6.65
5.	Ware-housing	..	55.00	..	55.00	2.15
6.	Undertermined use	..	55.00	195.00	250.00	9.45
7.	Major open spaces—					
	(i) Green belts,	..	110.00	125.00	235.00	8.95
	(ii) Town Park	..	80.00	..	80.00	3.00
8.	Area unfit for building activities		160.00	..	160.00	6.00
9.	Roads	..	140.00	125.00	265.00	10.00
	Total (in acres)	..	1,650.00	1,010.00	2,660.00	100.00

MAJOR ROAD SYSTEM

The proposed development of 2,660 acres of land has been sub-divided into 13 self-contained sectors. The alignment of the proposed outer periphery road to be developed on National Highway standard as conceived in the N.C.R. Plan has been suggested skirting the proposed extension of the town on the north as shown in the Draft Development Plan. The existing Bye-pass will continue to function as it is so long as development on its both sides takes place. For the time being a 100 meters strip of land on either side of it has been left as green belt as required under the Punjab Scheduled Roads and Controlled Areas (Restrictions of Unregulated Development) Act, 1963. In the long run, after the development of the western periphery road, the present Bye-pass will become like other sector roads and the reservation of 100 meters green belt along it could be put to same land use as is assigned to the adjoining sectors. The other existing roads which are at present connecting the Palwal Town to other towns of the region have been accommodated mostly as sector roads. The new sectoral road have been accommodated mostly as sector roads. The new sectoral roads have been suggested on rectangular grid pattern.

RESIDENTIAL ZONE

1,070 acres of land has been zoned for residential purposes. Out of which about 320 acres of land is already built up and about 445 acres of vacant land falls within the municipal limits. Residential reservation within the Controlled area is of the order of 305 acres.

After saturation in the main town and New Colony, the new building activity is taking place in the proposed sector 8 and 10 because of their vulnerable location. It is suggested that these two sectors should be developed in the planned manner as early as possible before they are converted into slums because of the continuation of the haphazard growth. The land in these sectors is a bit low-lying but it can be developed after modifying suitably the section of the existing drains.

INDUSTRIAL ZONE

Keeping in view the wind direction and availability of road and rail-transport. Sector 11 and 12, (about 300 acres of land) have been proposed on the assumption that certain public sector investment will be made to encourage private investment. About 80 acres of the proposed industrial reservation falls within municipal limits. The remaining about 220 acres falls in the controlled area.

COMMERCIAL CIVIC CENTRE

70 acres of land required for commercial cum-civic centre falls entirely within municipal limits. The proposed reservation has been made because of its important location. At present the land is low-lying and flood affected. But by improving the drainage system this potential land can be put to use. In this area along Delhi-Mathura Road a Town Planning Scheme for residential purpose stands sanctioned although it is not being implemented and in contravention of the scheme commercial activity have come-up in a part of this scheme. It is suggested that this un-built Area No. 3A scheme is revised and area developed for commercial-cum-civic centre.

PUBLIC BUILDING/INSTITUTION ZONE

About 175 acres of land in Sector 6 has been proposed for the above use out of which 135 acres of land falls within municipal limits and the rest 40 acres in controlled area. The existing civil courts, Jail site for civil hospital, some banks, and High School form part of this sector.

WAREHOUSING

About 55 acres of land under sector 13 has been proposed for warehousing and grain market facilities. This is to accommodate the existing developed grain market and some-warehousing and also to provide for further extension of these facilities. This is in close proximity of the railway station and falls within municipal limits.

UNDERMINED USE

Palwal is one of the towns being actively considered for location of Dry Port. The selection committee of the Planning Commission has considered the land-falling in sector 9 as most suitable for the location of Dry Port in case the Dry Port is located at Palwal. Pending the final decision regarding the Dry Port in the northern region, the whole of sector 9 has been reserved as undermined use.

RURAL ZONE AND NON-CONFORMING USES

The remaining area surrounding the urbanisation proposals which is predominantly agricultural is proposed to be reserved as rural zone. A rural zone however, would not eliminate the essential building development within this area, such as the extension of the existing village contiguous to abadi deh, if undertaken under a project approved or sponsored by Government, and other ancillary facilities necessary for the maintenance and improvement of this rural area.

Where an industry or other building exists with valid sanction) or prior to the notification of this areas as a controlled area, such building will continue to as on-conforming uses of and or building contrary to the major land use contemplated for that part of the area.

ZONING REGULATION

The legal sanctity to the proposal regarding land use is being given effect to by a set of zoning regulations which form part of this Development Plan. These regulation will govern the change of land use and standards of development. They also very elaborately detail out allied and ancillary uses which will be permitted in the various major land uses and stipulate that all the change of land uses and development shall be in accordance with the details shown in the sector plans thereby ensuring the preparation of detailed sector plans for each sector to guide the development and enforce proper control.

ANNEXURE B

DRAFT ZONING REGULATION

Governing use and development of land in the controlled areas around Palwal is shown in Drawing No. DTP(G)/148/76, dated 6th August, 1976.

I—General

These Zoning regulations, forming part of the Development Plan for the Controlled Area as Palwal shall be called Zoning regulations of the Development Plan for Palwal Controlled Areas.

The requirements of these regulations shall extend to the whole of the area covered by the Development Plan and shall be in addition to the requirements of the Punjab Scheduled Roads and Controlled Areas (Restrictions of Unregulated Development) Act, 1963 and the rules framed thereunder.

II-Definitions

In these regulations :—

- (a) 'Approved' means approved under the rules ;
- (b) 'Building Rules' means Rules contained in Part VII of Rules ;
- (c) 'Drawing' means Drawing No. DTP(G)/148/76, dated 6th August, 1976;
- (d) 'Floor Area Ratio' (FAR) means the ratio expressed in percentage, between the total floor area of a building on all floors and the total area of the site ;
- (e) 'Group Housing' means housing in block without division into streets and independent plots with necessary open spaces and sites for community facilities.
- (f) 'Light Industry' means industry not likely to cause injurious or obnoxious noise, smoke, gas, fumes, odours or dust, effluent and any other nuisance to an excessive degree and motivated by electric power ;
- (g) 'Local Service Industry' means an industry, the manufacture and product of which is generally consumed within the local area, for example bakeries, ice cream manufacturing, aerated water, atta chakkies with power, laundry, dry-cleaning and dyeing, repair and service of automobile scooters and cycles, repair of household utensils, shoe making and repairing, fuel depots, etc. ;
- (h) 'Material Date' means the 4th July, 1974 in respect of lands within the controlled area notified under section 4 of the Punjab Scheduled Roads and Controlled Area (Restriction of Unregulated Development) Act, 1963,—*vide* Haryana Government Notification No. 3522-2TCP-74/24936, dated 4th July, 1974 appearing in Haryana Government Gazette of 17th September, 1974.
- (i) 'Medium Industry' means all industries other than light industry and local service industry and not emitting abnoxious or injurious fumes and odours ;
- (j) 'Non-conforming Use' in respect of any land or building which is contrary to the major land use specified for that part of the area in the Development Plan;
- (k) 'Public Utility Building' means any building required for running of public utility service such as water-supply drainage, electricity, post and telegraph and transport and for any Municipal Services including a fire station ;
- (l) 'Rules' means the Punjab Scheduled Roads and Controlled Areas (Restrictions of Unregulated Development) Rules, 1965.
- (m) 'Sector-density' and 'Colony-density' shall mean the number of persons per acre in sector area or colony area as the case may be :—

Explanation.—(i) In the definition the 'Sector Area' or 'Colony Area' shall mean the area of the sector or of colony, as bounded by the major road system shown on the drawing in the case of sector and on the approved layout plan of the colony in the case of a colony including 50 per cent land under the major roads surrounding the sector of colony and excluding the area unfit for building development within the sector or the colony as the case may be :—

- (ii) For the purpose of calculations of sector density it shall be assumed that 55 per cent of the sectors area or colony area will be available for residential plots including the area under group housing and that every building plot shall on the average contain two dwelling units each with a population of 4-5 persons per dwelling units 9 persons per building plot. In the case of shop-cum-residential plot, however, only the dwelling unit shall be assumed ;
- (n) 'Site coverage' means the ratio expressed in percentage between the area covered by the ground floor of a building and the area of the site ;
- (o) the terms 'Act', 'Colony', Colonizer, 'Development Plan Sector and Sector Plan' shall have the same meaning as assigned to them in the Punjab Scheduled Roads and Controlled Area (Restriction of Unregulated Development) Rules, 1965, and

- (p) In case of doubt any other term shall have the same meaning as assigned to it in the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development) Act 1963.

III. MAJOR LAND USES/ZONE

(i) For purposes of these regulations, the several parts of the Controlled areas indicated on the drawing shall be reserved for the following major land uses and to be designated as such:—

- (i) Residential Zone.
- (ii) Industrial Zone.
- (iii) General Business-Civic-Commercial Zone.
- (iv) Public building/Institutional Zones.
- (v) Wholesale Marketing and Warehousing Zone.
- (vi) Major Open Spaces and Green Belt.
- (vii) Areas unfit for building activities.
- (viii) Railway Reservations.
- (ix) Non-conforming uses.
- (x) Reservations for major roads.
- (xi) Rural Zone.

IV. DIVISION INTO SECTORS

Major land uses mentioned at Serial Nos. (i) to (xi) in Regulation III above which are land uses for building purposes, have been divided into sectors, as shown bounded by major road reservations, and each sector shall be designated by the number as indicated in the drawing.

V. DETAILED LAND USES WITHIN MAJOR USES

Main ancillary and allied uses, which subject to other requirements of these regulations and of the rules, may be permitted in the respective major land uses/zones are listed in Appendix 'A' sub-joined to the regulations.

VI. SECTORS NOT RIPE FOR DEVELOPMENT

Notwithstanding the reservation of various sectors for respective land uses for building purposes, the Director may not permit any change in their land use or allow construction of building thereon, from considerations of compact and economical development of the controlled area, till such time as availability of water supply, drainage arrangements and other facilities for these sectors are ensured to his satisfaction.

VII. SECTOR TO BE DEVELOPED EXCLUSIVELY THROUGH GOVERNMENT ENTERPRISE

1. Change of land use and development in sectors which are the General Business-Civic-Commercial Zone and public buildings/institutional zone, shall be taken only and exclusively through the Government or a Government undertaking or a public authority approved by the Government in this behalf and no permission shall be given for development of any colony within these sectors.

2. Notwithstanding the provisions of clause (1) above Government may reserve at any time any other sector for development exclusively by it or by the agencies mentioned above.

VII. LAND RESERVATION OF MAJOR ROADS

1. Land reservation of major roads shall be as under :—

- (i) Major roads indicated as V-i on the Drawings : 60 Metres.
- (ii) Major roads indicated as :—

V-1-A	Existing Bye-Pass	}	Existing widths.
V-1-B	Delhi Mathura Roads		
V-1-C	Sohna Road		

- (iii) Major road marked as V-2 .. 40 Meters
- (iv) Major roads indicated as V-3 on the Drawing (roads along the boundaries of sectors) .. 30 Metres

(2) Width and alignment of other roads shall be as per sector plan or as per approved layout Plan, of colonies.

IX—INDUSTRIAL-NON-CONFORMING USES

With regard to the existing industries shown in zones other than industrial zones in the Development Plan, such industrial non-conforming uses shall be allowed to continue provided that the owner of the industry concerned :—

- (a) Undertakes to pay to the Director as determined by him the proportionate charges towards the external development of this site as and when called upon by the Director to do in this behalf ; and
- (b) During the interim period, makes satisfaction of the Director.

X—DISCONTINUANCE OF NON-CONFORMING USES

(1) If a non-conforming use of a land was remained discontinued continuously for a period of two years or more it shall be deemed to have terminated and the land shall be allowed to be reused or re-developed only according to the conforming use.

(2) If a non-conforming use building is damaged to the extent of 50 percent or more of its re-production value by fire, floods, explosion, earthquake, riot or any other natural calamity it shall be allowed to be redeveloped only for a conforming use.

XI—RELAXATION OF LAND USE WITHIN RURAL ZONE

In the case of any land lying in Rural Zone Government may relax the provisions of this development Plan :—

- (a) for use and development of the land into a residential or industrial colony, provided the colonizer had purchased the land for the said use and development prior to the material date or after the material date on the basis of an agreement executed prior to the material date on stamped paper and the colonizer secures permission for this purpose as per rules ; and
- (b) for use of land as an individual industrial site (as distinct from an industrial Colony), provided that :—
 - (i) the land was purchased prior to the material date or was purchased after the material date on the basis of an agreement to purchase, executed on stamped paper prior to the material date ;
 - (ii) the Government is satisfied that the need of the industry is such that it cannot await alternative allotment in the proper zone ;
 - (iii) the owner of the land secures permission for building as required under the rules ; and
 - (iv) the owner of the land undertakes to pay to the Director, as determined by him, the proportionate charges towards the development of this land as and when called upon by the Director in this behalf and during the interim period makes satisfactory arrangements for discharge of effluent and provided further that any land adjacent to or interlaying within the lands satisfying either of the above set of conditions may also be allowed to be developed as a part of such colony, if it is in the interest of proper compact and planned development.

EXPLANATIONS

The word 'purchase' in this regulation shall mean acquisition of full proprietary rights lesser title such as agreement to purchase etc.

XII—The Development of Conform to Sector and Zoning Plan

No land within a major land use shall be allowed to be used and developed for building purposes unless the proposed use and development is according to the details indicated in the sector and zoning plans and/or the approved layout plan of the colony in which the land is situated.

XIII - Density size and Distribution of Plots

(1) Every residential sector shall be developed to the density indicated and prescribed for it in the drawing subject to a maximum of 20 per cent variation allowed in either side of the prescribed sector density.

(2) In the case of a residential colony allowed under regulation XI, the colony density of the colony area shall be 100 persons per acres.

XIV—Individual sites to form part of approved Lay-Out

No permission for erection or re-erection of building on a plot shall be given unless :

- (i) the plot forms a part of an approved colony or the plot is such for which relaxation has been granted as provided in regulation XI above, and
- (ii) the plot is accessible through a road laid out and constructed upto the situation of the plot to the satisfaction of the Director.

XV—Minimum Size of the Plots for various Uses

The minimum sizes of plots for various types of uses shall be as below :—

- (i) Residential plots .. 100 Sq. mtrs.
- (ii) Residential plots in subsidised industrial housing or slum dweller housing schemes approved by the Government .. 75 Sq. Mtrs.
- (iii) Shop-cum-Residential plot .. 100 Sq. Mtrs.
- (iv) Shopping booth including covered corridor or pavement in front .. 20 Sq. Mtrs.
- (v) Local service industry plot .. 200 Sq. Mtrs.
- (vi) Light industry plot .. 800 Sq. Mtrs.
- (vii) Medium Industry Plot. .. 0.8 hectares.

(2) The minimum area under a group housing estate shall be one acre,

XVI - Site coverage and Height of bulk or building in various uses

Site coverage and height up to which buildings may be erected within independent residential and in industrial plots shall be according to the provisions contained in chapter VII of the rules. In the case of other categories the maximum site coverage and the floor area ratio, subject to architectural controls may be imposed under Regulation XVIII, shall be as under :—

Types of Use	Maximum coverage on ground floor	Maximum floor area ratio.
(i) Group housing	.. 23-1/3 per cent	150 per cent.
(ii) Government offices	.. 25 per cent (including parking and garages).	150 per cent
(iii) Commercial plots within Central Business zone	.. 50 per cent if air conditioning is not done, 75 per cent if air conditioning is done.	150 per cent
(iv) Commercial plots within neighbourhood shopping centre	.. 50 per cent	125 per cent
(v) warehousing	.. 75 per cent	150 per cent

XVII—Building lines in front side and rear

Building lines in front side and rear.—(1) Every building shall also conform to the building lines in front of the plots shown on the sector plan or on the layout plan of the approved colony.

(2) Where the building is on a corner plot, the building shall conform to the building lines shown on the side of the plot in the sector plan or the layout plan of the approved colony. In case of plots which are not corner plots and where no building line on the side of the plot is shown on the sector plan or on the layout plan of the approved colony side open space shall be provided as required under the rules.

(3) Space at the rear of every plot shall be governed by the provisions of the Rules.

XVIII—Architectural Control

Every building shall conform to architectural control, wherever and if any specified in the architectural control sheets accompanying the sector plan or the layout of the approved colony as prepared under rule 50.

XIX. Provision of Farm Houses outside abadi Dheh in Rural Zone

A farm house in rural zone outside abadi del. of village may be allowed where the agricultural land attached, exceeds 0.4 hectare and on the following conditions :—

Size of farm	Maximum coverage of farm house	Maximum height and storeys
1. 0.4 to 1.2 hectares	.. 45 sq. meters	Single storey 6 meters
2. Above 1.2 hectares	.. 135 sq. meters	Ditto

Minimum set back for a dwelling shall be :—

- (a) 15 M from any boundary line of property ;
- (b) 30 M from any village road ;
- (c) 60 M from any state road connecting the towns ;
- (d) 300 M from any National Highway and Schdule road ;
- (e) 400 M from any bye-pass.

XX—Relaxation of Development Plan

Government may in cases of hardship or with a view to save any structures constructed before the material-date relax any of the provisions of the Development Plan on principle of equity and justice, on payment of such development charges and on such conditions as it may deem fit to impose.

APPENDIX 'A'**Residential oZone.—**

- (i) Residences
- (ii) Boarding houses
- (iii) Social community, religious and recreative buildings
- (iv) public Utility buildings
- (v) Educational buildings all types of schools and where necessity of colleges
- (vi) Health institutions

As required for the local needs of major uses and at sites earmarked for them in the sector plan or in the approved layout plan of the Colonies

- (vii) Retail shops and restaurants
- (viii) Commercial and professional offices
- (ix) Cinemas
- (x) Local service Industry
- (xi) Petrol filling stations and service garages
- (xii) Bus stands and bus stops
- (xiii) Tonga, Taxi, Scooter and Rickshaw stand
- (xiv) any other need ancillary to residential use
- (xv) Nurseries, green houses.

As required for the local needs of major uses and at sites earmarked for them in the sector plan or in the approved layout plan of the Colonies

Light Industry Zone.—

- (i) Light Industry
- (ii) Local service Industry
- (iii) Wherehousing and storage
- (iv) Public Utility buildings, community recreative and Social building
Retail shops
- (v) Parking Loading and Unloading areas
- (vi) Bus stops, Taxi, Tonga and Rickshaw stand
- (vii) Petrol filling Stations and Service Garages

As required for the local need of the area and as per sites shown on the sector plans and on the approved plan of the colony

Medium Industry Zone :—

- (i) Medium Industry.
- (ii) All uses allowed within light Industry zone.

General Business-cum-Commercial-cum-Civic Zone—

- (i) Retail shops
- (ii) Restaurants and entertainment places including cinemas and theatres
- (iii) Business and professional offices
- (iv) Residences on the first and higher floors
- (v) Warehousing and covered storage
- (vi) Local Service Industry
- (vii) Civic, Cultural, Social and Community Buildings
- (viii) Local and Government offices
- (ix) Public Utility Buildings
- (x) Petrol filling stations and service garages
- (xi) Loading and Unloading yards
- (xii) Parking spaces, Bus Stops, Taxi, Tonga and Rickshaw Stand
- (xiii) Fish and Joice and other wholesale markets
- (xiv) Any other use which Government in public interest may decide.

As per sites shown on the sector plans and zoning plan.

MAJOR INSTITUTIONAL ZONE

Special and major Institutions required for the town and surrounding region and set up or sponsored by the Government undertaking or public or semi-public organisation approved by the Government with emphasis on Education and Research and all buildings ancillary thereto.

WHOLESALE MARKETING AND WAREHOUSING ZONE

- (i) Wholesale markets, wholesale and retail shops and storages
- (ii) Business office and restaurant.
- (iii) Residences if located on the first or higher floors.
- (iv) Public Utility Buildings.
- (v) All necessary uses clearly incidental to above use including petrol filling stations, service garages, truck stands, etc.

As per sites shown on the sector plans and zoning plans.

USES STRICTLY PROHIBITED

Storage of petroleum and other inflammable material.

MAJOR OPEN SPACES

- (i) Parks and playgrounds, open air theatres and buildings, ancillary thereto including dwelling for watch and ward staff.
- (ii) Parking areas.
- (iii) Restaurants, shops for eatables in the area, i.e. park at approved places.
- (iv) Public Utility Buildings.
- (v) Agricultural and horticulture at approved places and for approved periods.

RAILWAY RESERVATIONS

All requirement of the railway department.

RURAL ZONE

- (i) Agricultural horticultural, dairy and poultry farming.
- (ii) Village houses within Abadi Deh.
- (iii) Farm houses outside abadi deh subject to restriction as laid down in regulation XIX
- (iv) Expansion of existing villages contiguous to Abadi Deh. If undertaken under a project approved or sponsored by the Central or State Government.
- (v) Milk Chilling stations and pasteurization plants.
- (vi) Bus and Railway Stations.
- (vii) Airports with necessary buildings.
- (viii) Wireless.
- (ix) Weather stations.
- (x) Land drainage, irrigation and hydro-electric works.
- (xi) Hydro-electric transmission lines and poles.
- (xii) Cremation and burial grounds.

As approved by the Director.

- (xiii) Mining and extractiv eoperations, including lime and brick kilns
Stone quarries and crushing subject to rules and approved sites provided
that none of these operations are sited within 300 metres of the edge
of any National, State or District Highway.

- (xiv) Petrol filling stations.

- (xv) Any other use which Government may in public interest decide.

- (xvi) Grain Godown/Storage space.

} As approved by
the Director.
















} At the site approved
by the Director.

B. S. OJHA,
Commissioner & Secy.

8/28

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LEGEND.

- | | |
|---|---|
| CONTROLLED AREA BOUNDARY |  |
| MUNICIPAL BOUNDARY |  |
| ROADS |  |
| RAILWAY LINE & STATION |  |
| REVENUE RASTA |  |
| RESIDENTIAL AREA |  |
| PUBLIC & SEMI-PUBLIC BUILDINGS |  |
| PARKS AND OPEN SPACES |  |
| SHOPPING STREETS |  |
| INDUSTRIES |  |
| VILLAGES |  |
| DRAINS / CANALS / DIST. |  |
| LOW-LYING AREA / PONDS |  |
| DEFENCE LAND - CAMPING GROUND |  |
| LAND UNDER AGRICULTURAL AND ALLIED USES INCLUDING THE WASTE LAND/ FOREST. |  |

OFFICE OF THE
DIVISIONAL TOWN PLANNER GURGAON
DRAWING NO. D.T.P (G) 147/76 DATED. 5.8.76

DRAWN BY
J. A. Mayo
- Feb

